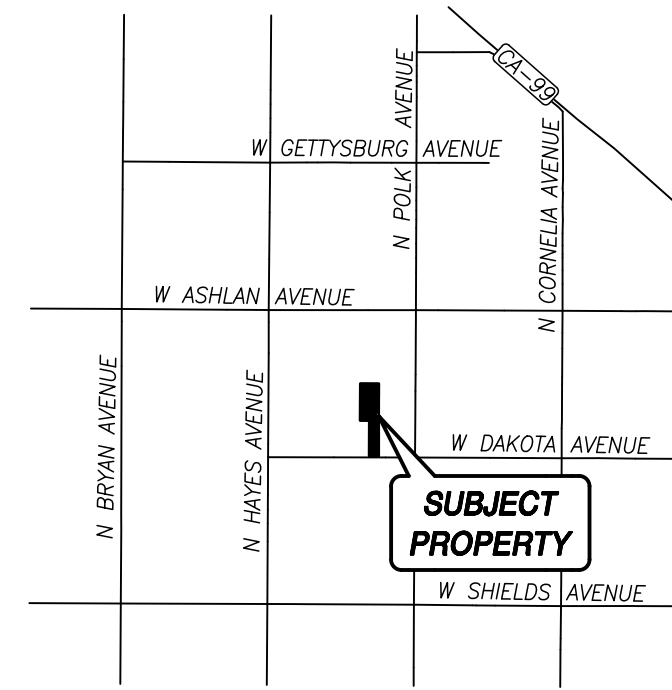
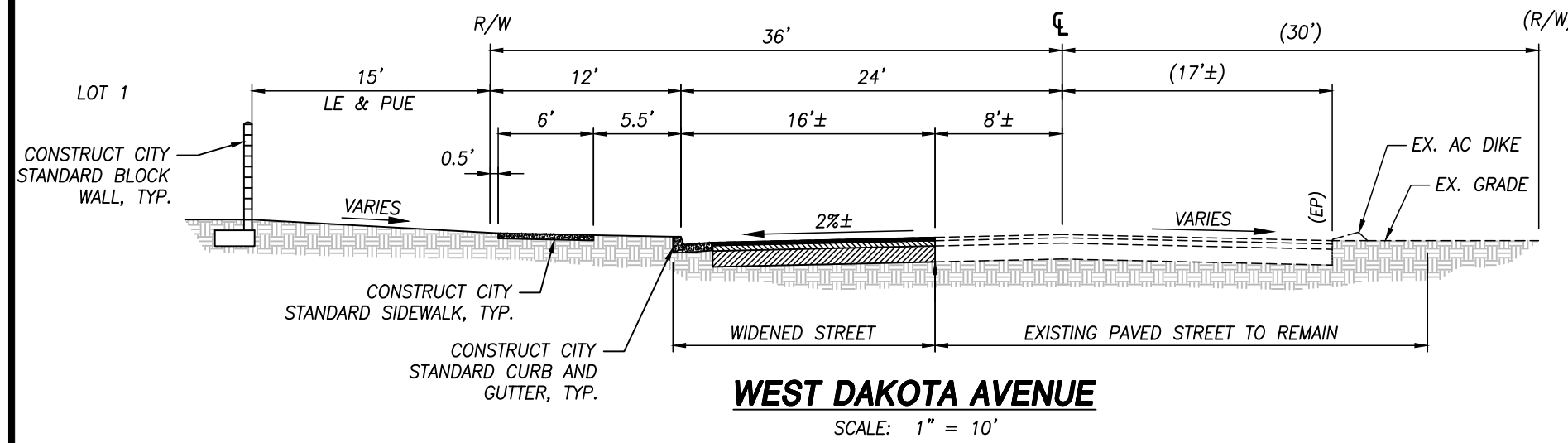
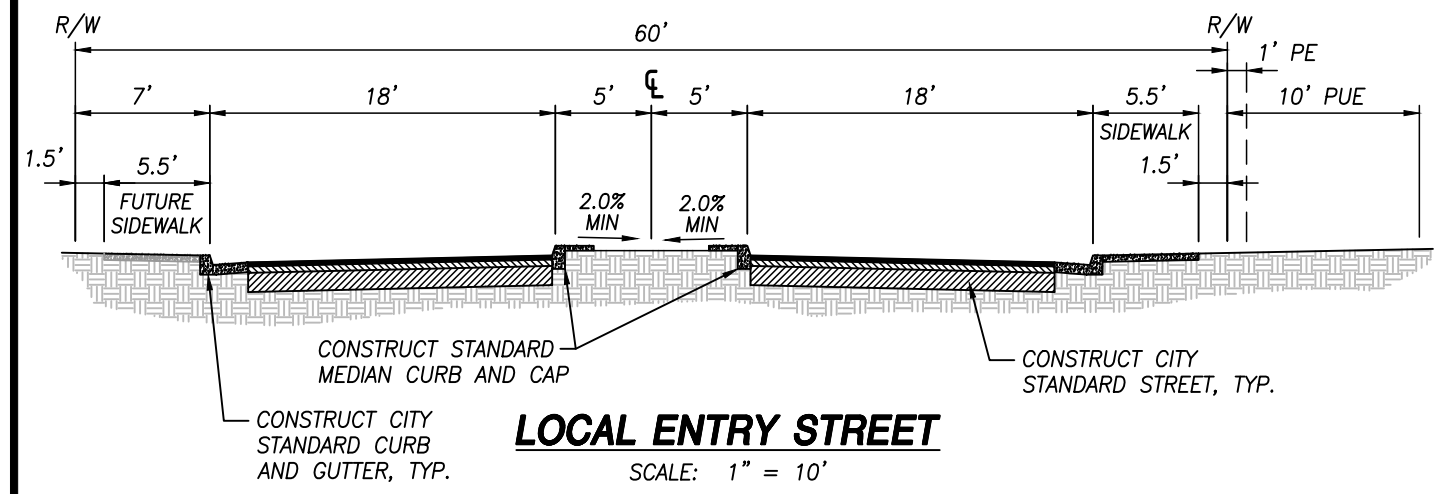
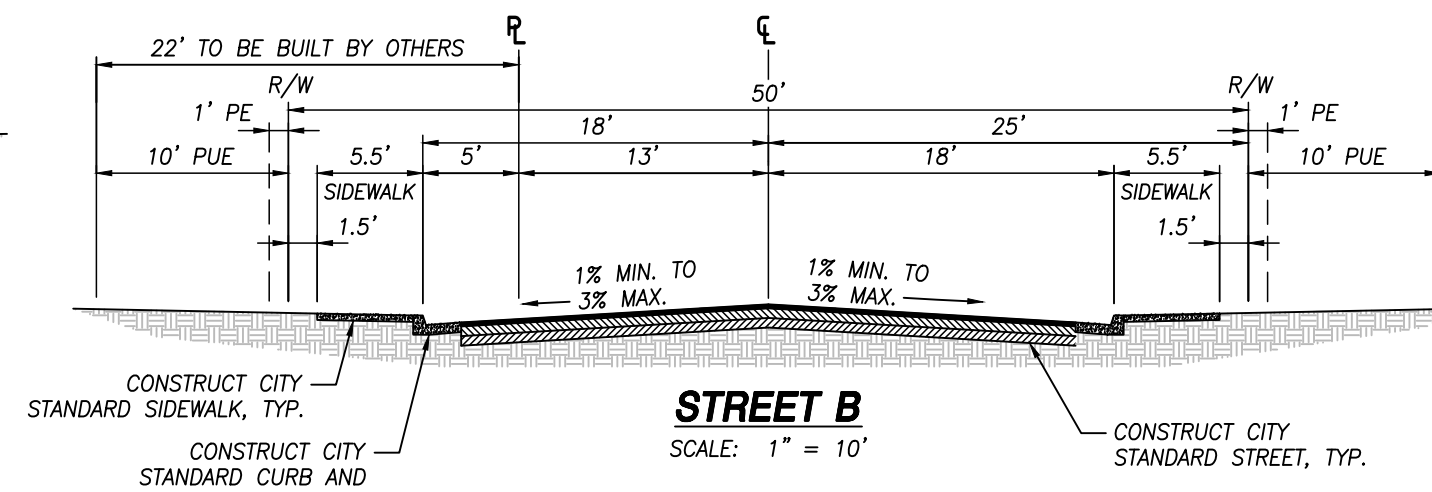
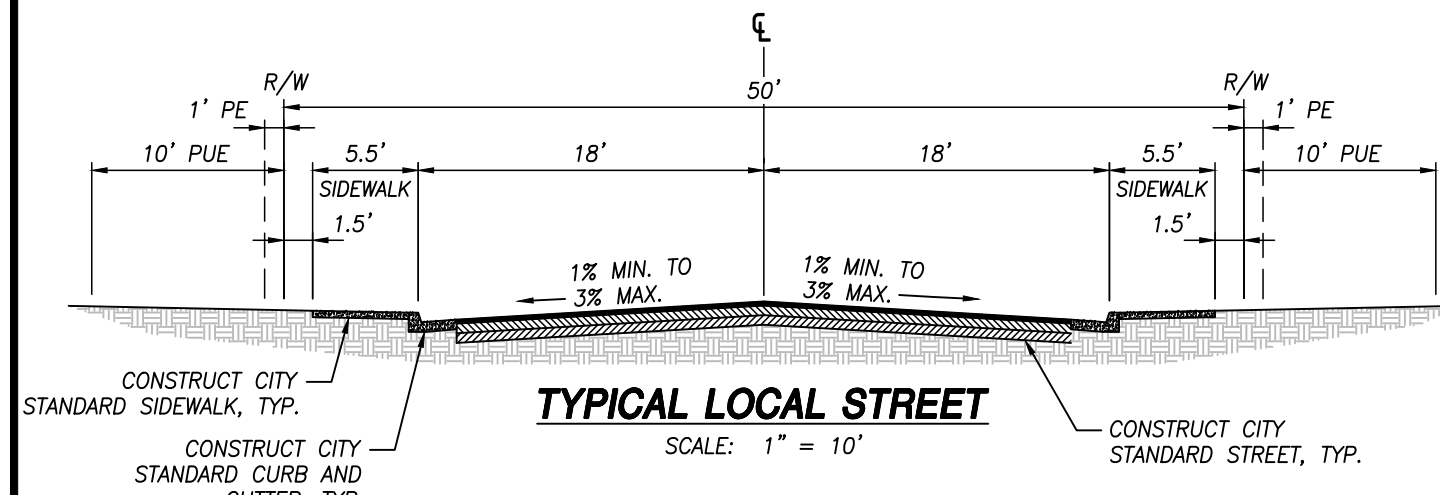


Exhibit A

TENTATIVE TRACT MAP NO. 6310

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
APRIL 2020



TOPOGRAPHIC SURVEY:

TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS COLLECTED AND PROVIDED BY QK ON DECEMBER 3, 2019 - DECEMBER 6, 2019.

BASIS OF ELEVATIONS:

CITY OF FRESNO BENCHMARK #904, BEING A BRASS CAP ON CURB LOCATED AT THE EAST RETURN AT THE SOUTHEAST CORNER OF DAKOTA AND POLK AVENUES.

ELEVATION: 282.989 FT NGVD29
THE CONVERSION FACTOR TO NAVD88 DERIVED FROM THE NGS ONLINE VDATUM TOOL = +2.48 FT (NGVD29+2.48=NAVD88)

LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE E 1/2 OF THE W 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 19 EAST, M.D.M., IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS.

EXCEPTING THEREFROM THE SOUTH 660.00 FEET OF THE WEST 165.00 FEET OF SAID LAND.

APN: 511-011-19

UTILITY INFORMATION

SEWER AND WATER:

CITY OF FRESNO
2600 FRESNO STREET
FRESNO, CA 93721
PHONE: (559) 621-2489

TELEPHONE:

AT&T CALIFORNIA
5555 EAST OLIVE AVENUE,
RM. E-100-DE
FRESNO, CA 93762
PHONE: (559) 454-3778

CABLE TELEVISION:

COMCAST
2441 NORTH GROVE
INDUSTRIAL DRIVE
FRESNO, CA 93727
PHONE: (559) 455-4221

GAS AND ELECTRIC:

PACIFIC GAS AND
ELECTRIC COMPANY
650 O STREET
FRESNO, CA 93721
PHONE: (800) 743-5000

STORM DRAIN:

FRESNO METROPOLITAN
FLOOD CONTROL DISTRICT
5469 EAST OLIVE AVENUE
FRESNO, CA 93725
PHONE: (559) 456-3292

ABBREVIATIONS:

GRAPES GRAPE VINES
LE LANDSCAPE EASEMENT
PUE PUBLIC UTILITY EASEMENT
R RADIUS

LEGEND:

- CENTERLINE
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- EXISTING CHAIN LINK FENCE
- EXISTING BARBED WIRE FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB AND GUTTER
- EXISTING AC DIKE
- EXISTING POWER POLE
- EXISTING ELECTRICAL PANEL
- EXISTING ELECTRICAL VAULT
- EXISTING CHRYSTIE BOX
- EXISTING GUY ANCHOR
- EXISTING MAILBOX, SINGLE
- EXISTING BOLLARD
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING STREELIGHT
- MANHOLE, AS LABELED
- EXISTING FIRE HYDRANT, AS LABELED
- EXISTING STORM DRAIN INLET, AS LABELED
- SEWER MANHOLE
- EXISTING ELECTRICAL LINE
- EXISTING WATER MAIN, SIZE AS NOTED
- EXISTING SEWER MAIN, SIZE AS NOTED
- EXISTING STORM DRAIN PIPE, SIZE AS NOTED
- PROPOSED WATER MAIN, SIZE AS NOTED
- PROPOSED SEWER MAIN, SIZE AS NOTED
- RELINQUISHMENT OF ACCESS RIGHTS
- EXISTING TREE
- EXISTING CONTOUR LINE
- EXISTING GRAPE VINES

NOTES:

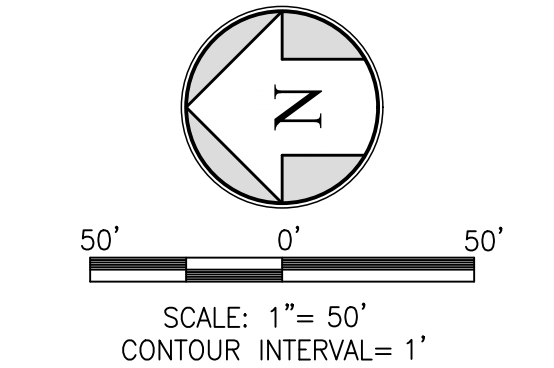
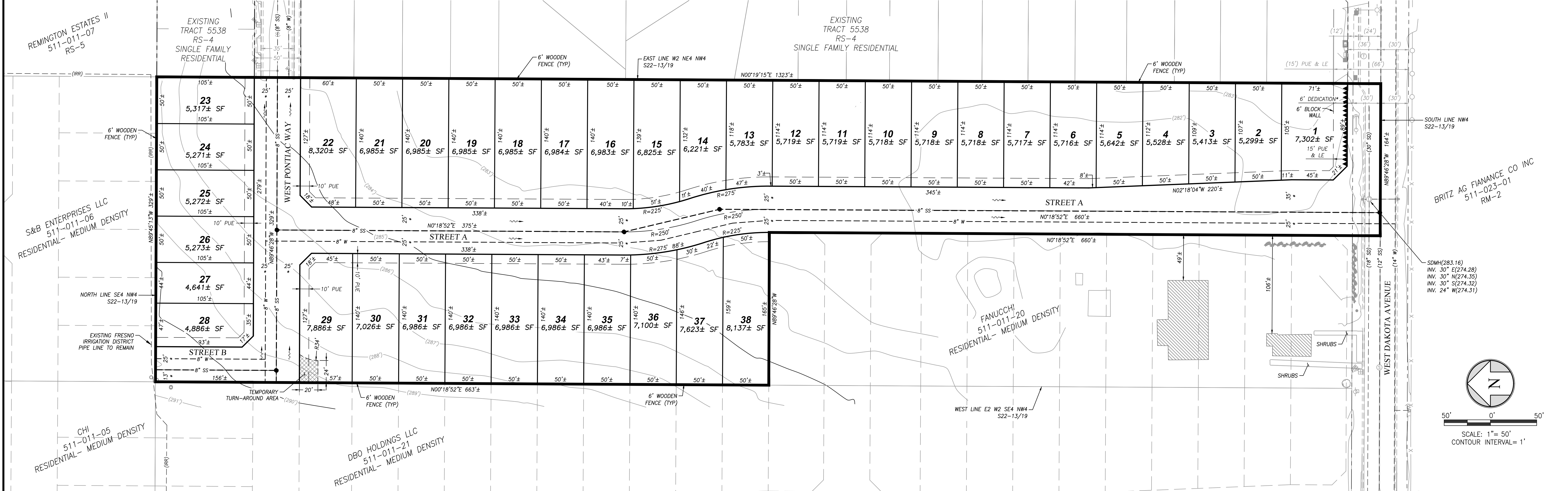
1. EXISTING ZONING: RURAL-RESIDENTIAL (FRESNO COUNTY)
2. EXISTING LAND USE: VACANT
3. PROPOSED ZONING, LAND USE: RS-4, SINGLE FAMILY RESIDENTIAL
4. SITE AREA: 7.50 ACRES (GROSS) / 7.37 ACRES (NET)
5. NO GRADE DIFFERENTIALS OF MORE THAN 6" IS FORESEEN. ANY GRADE DIFFERENTIALS ACROSS EXISTING AND PROPOSED PROPERTY LINES WILL BE MITIGATED PER CITY OF FRESNO REQUIREMENTS.
6. PROPOSED SEWER, WATER, CONCRETE CURBS, GUTTERS, SIDEWALKS, AND STREETLIGHTS TO BE INSTALLED PER CITY OF FRESNO STANDARD SPECIFICATIONS.
7. PROPOSED STREET PAVEMENT TO BE INSTALLED PER CITY OF FRESNO STANDARD SPECIFICATION DRAWING P-56.
8. ALL STREETS WITHIN THIS SUBDIVISION TO BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
9. ALL EXISTING WATER LINES, SEWERS, AND STORM DRAINS WILL REMAIN UNLESS OTHERWISE NOTED.
10. ALL EXISTING STRUCTURES ARE TO BE REMOVED. WELLS AND SEPTIC SYSTEMS ARE TO BE ABANDONED PER CITY AND COUNTY STANDARDS.
11. THERE ARE NO UNKNOWN UNDERGROUND FEATURES SUCH AS WELLS OR CESSPOOLS WITHIN THE PROPOSED SUBDIVISION.
12. THIS SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NON-RENEWABLE ENERGY RESOURCES (35% OF THE TOTAL LOT COUNT WILL HAVE NORTH-SOUTH ORIENTATION).
13. THERE ARE NO OPEN CANAL OR DITCHES ON THIS PROPERTY.
14. THERE ARE NO DUMP SITES ON THIS PROPERTY.
15. WATER SUPPLY AND SEWER SERVICES ARE FROM THE CITY OF FRESNO.
16. EXISTING SERVICE POLES ALONG DAKOTA AVENUE ARE TO REMAIN.
17. NO EXISTING TREES TO BE REMOVED WITHIN THE BOUNDARY OF THE SUBDIVISION.
18. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
19. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
20. TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHOWN HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.

PROJECT SITE INFORMATION

ADDRESS:
5628 WEST DAKOTA AVENUE
FRESNO, CA 93722

RECORD OWNERSHIP:
GEORGE J. BEAL AND STERLENE JOY BEAL
1175 SHAW AVENUE, #104
CLOVIS, CA 93612
911-011-19

SUBDIVIDER:
D.R. HORTON CAS, INC
419 W. MURRAY AVENUE
VISALIA, CA 93291
(559) 636-9850



APPL NO. P20-00734 EXHIBIT A DATE 9/28/20
 PROJ. ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVED BY _____ DATE _____
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



601 POLLASKY AVE., STE. 301 TEL: (559) 449-2400
 CLOVIS, CA 93612 WWW.QKINC.COM
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